

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

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**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

## **NOTICE OF PUBLIC HEARING**

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, February 15, 2024, beginning at 9:00 A.M.** The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, March 14, 2024, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

**FILE NUMBER: CS233**

**HOWSER**

### **MAP AMENDMENT (REZONING) MAYBERRY FILING NO. 4**

A request by Mayberry Communities, LLC for approval of a Map Amendment (Rezoning) 4.44 acres from PUD (Planned Unit Development) to CS (Commercial Service). A concurrent Final Plat is also being requested. Approval of the Map Amendment (Rezoning) shall be considered prior to consideration of the Final Plat. The property is located on the south side of Colorado State Highway 94, approximately two (2) miles east of the intersection of Colorado State Highway 94 and Peyton Highway (Parcel No. 3414102015) (Commissioner District No. 4).

**Planner: RyanHowser@elpasoco.com**

**Type of Hearing: Quasi-Judicial**

If you wish to provide comments either in support of or in opposition to this proposal, please email the project manager/planner above or [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com).

### **Watch The Live PC or BOCC Hearings**

Both hearings are open to the public. If you would prefer to stream the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of each hearing. Any comment or testimony you wish to provide may be done in-person or by following the "Participate Remotely" procedure listed below.

### **Participate Remotely in PC or BOCC Hearings**

If you wish to speak during the hearing, please email [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) with your name, phone number, the project's file number, and whether you would like to participate remotely or in-person. Include any documents you would like provided to the Board as part of the official record. Whether you are participating remotely or in-person, kindly note there is typically a three (3) minute time limit on public comments. **NOTE: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/181480> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 1/31/2024.

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF PUBLIC HEARING**

**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NO.:** CS233  
**PARCEL NO.:** 3414102015  
**OWNER NAME:** MAYBERRY COMMUNITIES LLC  
**ADDRESS:** HIGHWAY 94, SEE LEFT

Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600

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